

Landowner Specific Narrative Summary
Rick J. White

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Rick J. White. Mr. White owns one parcel totaling approximately 25 acres along the Pana to Mt. Zion segment of the project in Macon County, Illinois. The property has been designated internally as A_ILRP_PZ_MA_428_ROW. As summarized on ATXI Exhibit 2.1, as of August 21, 2014, ATXI has contacted, or attempted to contact, Mr. White or his counsel on approximately 16 occasions, including 9 emails, 3 in-person meetings, 2 letters, 1 phone call, and 1 voicemail.

ATXI met with Mr. White on May 14, 2014 to discuss and explain its compensation offer. During this meeting, Mr. White indicated that he wanted his attorney to review the documents. Mr. White has hired the law firm Bolen Robinson & Ellis LLP (BreLaw), which represents several landowners along the Project.

On behalf of all of their clients, BreLaw has been negotiating easement terms and a confidential settlement agreement. Terms currently being negotiated include, but are not limited to, easement usage, ingress/egress, data related to soil and water samples, incorporation of the Agricultural Impact Mitigation Agreement (AIMA), and indemnification provisions. Mr. Tighe of BreLaw has stated that not all the terms will apply to all his clients, but has not identified which terms are applicable to which clients.

As for compensation negotiations, the ATXI agent has attempted to engage in individual negotiations for each landowner represented by BreLaw, including Mr. White; on July 31st and August 5th, the land agent requested information about each individual client's concerns. On August 5th, Mr. Tighe spoke generally about all of BreLaw's clients, but did not address any individual client's concerns. While not specifically referring to Mr. White, Mr. Tighe stated that his clients felt the crop yields were too low, that the price per acre should be comparable to a substation purchase, and that his clients were universally concerned about subsoil hauling. On

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August 6th, the agent responded to these concerns noting that ATXI would review any additional documentation substantiating higher yields and that subsoil hauling could be arranged.

Additionally, the agent prompted Mr. Tighe to provide tract-specific concerns for Mr. White's parcel and stated that land valuation would need to be addressed on a per-tract basis. On August 15th, Mr. Chris Ellis, Mr. Tighe's associate, stated that he would try to obtain a global monetary demand for his clients. However, to date, BreLaw has not provided this demand, responded regarding compensation or other issues on an individual landowner basis, or provided any formal individual counteroffers, or any documentation supportive of a counteroffer.

ATXI will continue to negotiate with BreLaw and Mr. White, but given the nature of group negotiations, the number of different landowners within the group, and the unresolved issues identified above, it does not appear likely that voluntary negotiations will conclude successfully in a timeframe supporting the segment's in-service dates. Therefore, ATXI requests eminent domain authority for this property.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for May 14 2:PM ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable OFFERS ENTERED. ☐
14. Agent Name (Print and Sign) JOSHUA M. RINESS ☐

Joshua M. Riness

Macon County, IL

Macon County, Illinois

Tax ID: 20-10-100-001



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

-  Route
-  Tracts
-  Adjacent Tracts
-  Section Boundary

0 70 140 280 420
Feet

Rickey J. White

Tract No.:A_ILRP_PZ_MA_428

Date: 7/25/2014

EXHIBIT 1

A 4.603 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN LAST WILL AND TESTAMENT TO RICK WHITE, RECORDED IN CAUSE NO. 77-P-79 OF THE COURT RECORDS OF MACON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH 1/2;

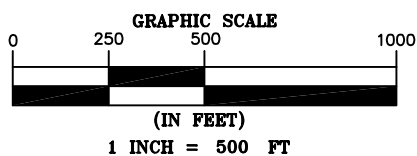
THENCE SOUTH 88 DEGREES 47 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 1,336.65 FEET TO THE NORTHEAST CORNER OF SAID NORTH 1/2;

THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 150.05 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 47 MINUTES 26 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,336.60 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

THENCE NORTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 200,494 SQUARE FEET OR 4.603 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



SECTION 4
TOWNSHIP 14N
RANGE 2E

NATURAL HERITAGE AND
WILDLIFE FOUNDATION
BOOK 3166, PAGE 144
D.R.M.C.I.
A_ILRP_PZ_MA_425

SECTION 3
TOWNSHIP 14N
RANGE 2E

DAVID M. RENTON
BOOK 2106 PAGE 360
BOOK 2434, PAGE 790
D.R.M.C.I.
A_ILRP_PZ_MA_429

PROPOSED 150'
WIDE EASEMENT
4.603 ACRES
(200,494 S.F.)



P.O.B.

L1

L3

WILLIAM BROWN
BOOK 1425, PAGE 234
D.R.M.C.I.
A_ILRP_PZ_MA_426

RICK WHITE
CAUSE NO. 77-P-79
C.R.M.C.I.
A_ILRP_PZ_MA_428

TRACT I
JAMES E. PECKERT,
TRUSTEE OF THE
ORVILLE G. RICHARDS TRUST
BOOK 3634, PAGE 821
D.R.M.C.I.
A_ILRP_PZ_MA_430

SECTION 9
TOWNSHIP 14N
RANGE 2E

SECTION 10
TOWNSHIP 14N
RANGE 2E

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S88°47'26"E	1336.65
L2	S00°16'12"E	150.05
L3	N88°47'26"W	1336.60
L4	N00°17'18"W	150.05

LEGEND

C.R.M.C.I.	COURT RECORDS
D.R.M.C.I.	DEED RECORDS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

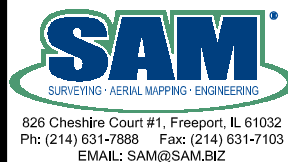
NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/08/2014
SCALE: 1" = 500'
TRACT ID: A_ILRP_PZ_MA_428
DRAWN BY: JDD



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
PANA TO MT. ZION
SECTION 10, TOWNSHIP 14 NORTH, RANGE 2 EAST
OF THE 3RD PRINCIPAL MERIDIAN
MACON COUNTY, ILLINOIS

A_ILRP_PZ_MA_428_POE.DWG